

▶ **FILE #:** 11-A-11-RZ

AGENDA ITEM # 16

AGENDA DATE: 11/10/2011

▶ **APPLICANT:** DANIEL AND AMANDA WATSON

OWNER(S): Daniel and Amanda Watson

TAX ID NUMBER: 106 015

JURISDICTION: City Council District 3

▶ **LOCATION:** North side Robinson Rd., west of Tori Rd.

▶ **APPX. SIZE OF TRACT:** 3.47 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Robinson Rd., a minor collector street with 20' of pavement width within 65' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Two residences

▶ **PROPOSED USE:** Low density residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / A-1 (General Agricultural)

South: Robinson Rd. - Attached residential development / RP-1 (Planned Residential) @ 1-12 du/ac

East: Detached dwellings / R-1 (Low Density Residential)

West: Dwellings and vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low to medium density residential development under A-1, R-1, RP-1, A and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1A (Low Density Residential) zoning.**

R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with both the One Year Plan and sector plan proposals for the property.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. R-1A zoning is consistent with both the sector plan and One Year Plan proposals for the site. There are multiple residential developments in the surrounding area that include both detached and attached dwellings

at low to medium densities.

3. R-1A zoning will allow the site to be subdivided for more intense residential development than what would be permitted under the current A-1 zoning. The R-1A zone allows detached dwellings on lots as small as 7,500 sq. ft., with sewer. Duplexes are permitted on lots as small as 10,000 sq. ft., with sewer. Multi-dwelling residential development may also be possible at this site with approval of a use on review development plan by MPC. All of the above potential uses would be compatible with other existing development in the area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above general intent, this area is appropriate for R-1A zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The impact to the streets and school system will be minimal.
3. The impact on adjacent properties will be minimal. Numerous properties in the area are developed with more intense medium density residential development, which includes attached dwellings.

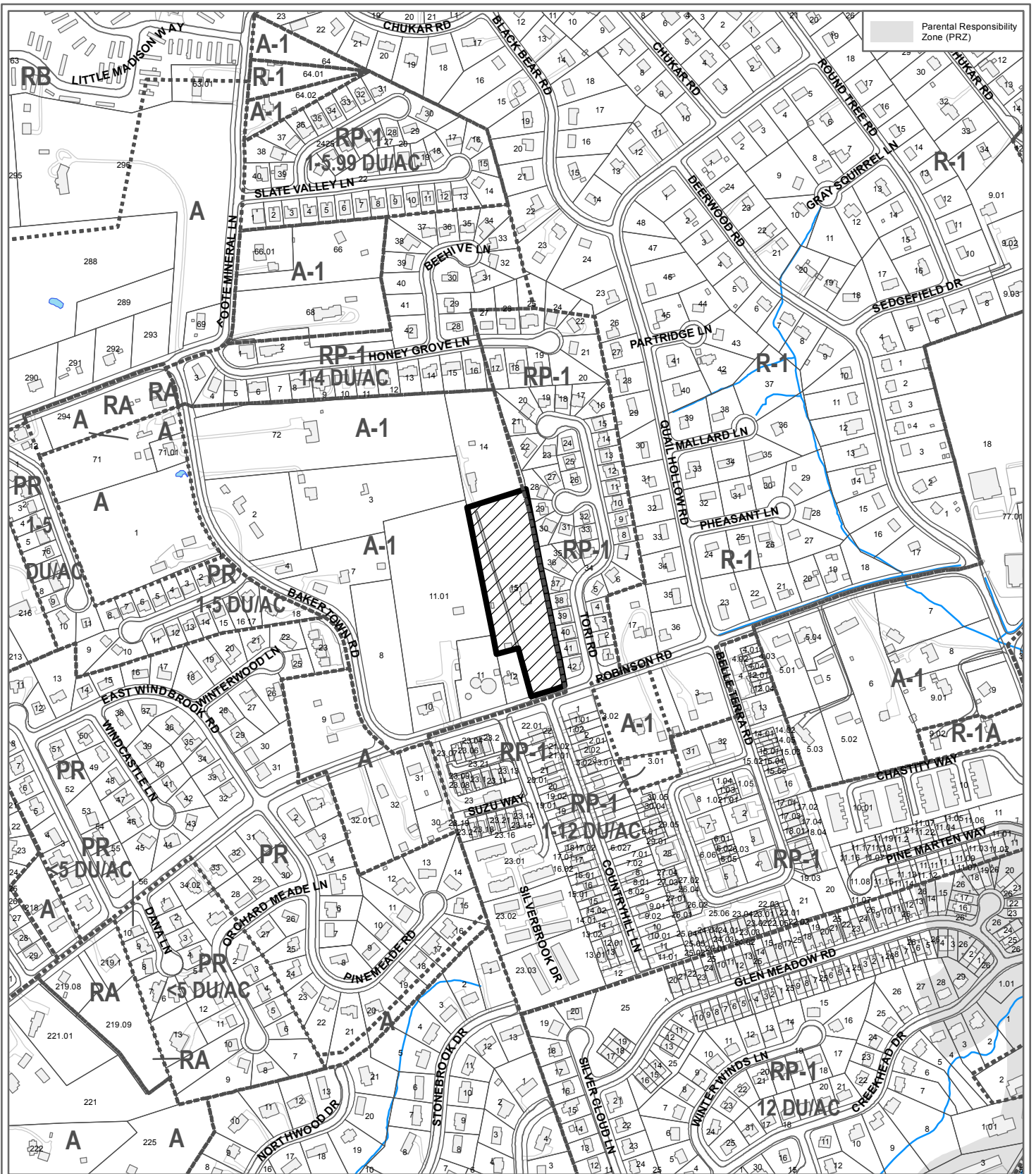
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with R-1A zoning. However, R-1A zoning permits residential densities that could possibly exceed 6 du/ac. If a development plan is proposed that has a density at or above 6 du/ac, a sector plan amendment may be required to change the plan to medium density residential.
2. Approval of this request could lead to future requests for R-1A zoning on other surrounding properties, as proposed by the adopted plans for the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/29/2011 and 12/13/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-A-11-RZ
REZONING**

From: A-1 (General Agricultural)
To: R-1A (Low Density Residential)



Petitioner: Watson, Daniel and Amanda

Map No: 106
Jurisdiction: City

Original Print Date: 10/25/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

